



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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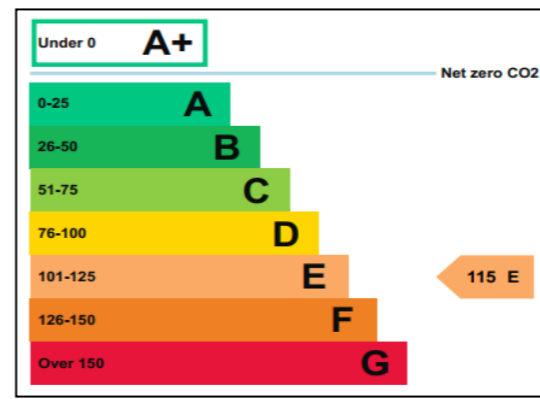


# ARMSTRONG GORDON



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## PORTRUSH

82 Main Street

BT56 8BN

Offers Over £84,500

028 7083 2000  
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A very central commercial unit situated in the vibrant town centre of Portrush, offering an unparalleled opportunity for businesses looking to establish a presence in this bustling seaside destination. Located on a high footfall street, the unit benefits from its proximity to popular attractions, including Portrush's iconic beaches, award-winning restaurants, and well-known retail outlets. The central location ensures maximum visibility and accessibility for both locals and tourists alike. Having previously being used as an art gallery the property is currently being used as a nail bar. This compact unit could be suitable for a wide range of uses.

Travelling along Kerr Street in Portrush, proceed past the harbour onto Main Street. Continue along Main Street going past Troggs surf shop and No 82 will be located on your left hand side opposite the Port Hotel.

#### ACCOMMODATION COMPRISES:

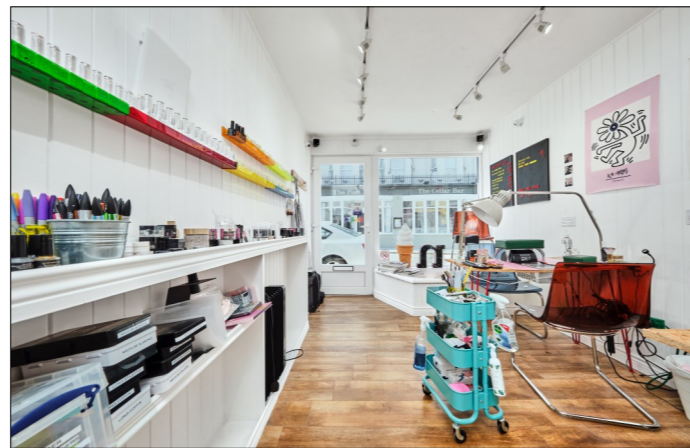
##### GROUND FLOOR:

###### Main Shop Unit:

With solid wood floor. 17'6 x 8'6

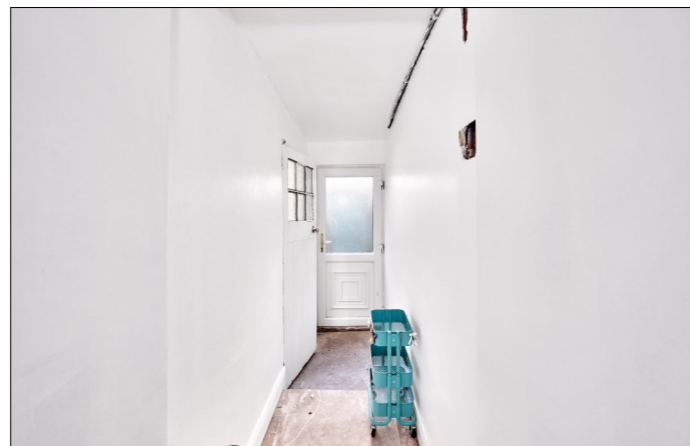
###### Reception Area:

With wash hand basin, matt mixer tap and door leading to:



###### Rear Porch: 16'3 x 3'2

With door leading to:



#### EXTERIOR FEATURES:

##### Rear Yard:

With w.c., store unit and pedestrian access to Main Street.



#### SPECIAL FEATURES:

- \*\* Currently Being Run As A Nail Bar
- \*\* Prominent & Desirable Town Centre Location
- \*\* Viewing Strictly By Appointment Only
- \*\* Option To Rent Is A Possibility

#### TENURE:

TBC

#### NAV:

£56,000 (Rates: £549.02 p/a approx.)